



Geoffrey Watling Way, Norwich - NR1 1GS



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Norwich

Perfectly positioned to enjoy STUNNING VIEWS over the River Bure and distant Trowse Wood, this FIFTH FLOOR RIVERSIDE FLAT being within walking distance of the bustling centre of Norwich and it's mainline train station. A secure buzzer intercom system gives access to the front for added security and privacy with lift access from the central foyer. Once inside, a flawlessly presented home reveals itself with a central hallway taking you to each of the TWO DOUBLE BEDROOMS, both being impressive in their size with the main bedroom boasting an EN-SUITE SHOWER ROOM. From the central hallway a THREE PIECE BATHROOM suite can also be found as well as a handy utility cupboard with plumbing for a washing machine and tumble dryer. The main living space comes in the form of a DUAL ASPECT 23' living space comprising the sitting and dining rooms with the kitchen offering INTEGRATED APPLIANCES. This space is perfectly positioned to find itself incredibly well-lit at any time of day while fully encapsulating the views beyond from a BALCONY seating area.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Fifth Floor Riverside Flat
- Balcony With Distant Views Towards Trowse Woods
- 23' Dual Aspect Open Plan Living Area
- Kitchen With Integrated Appliances & Separate Fully Plumbed Utility Cupboard
- Two Generous Double Bedrooms
- Three Piece Bathroom & En-Suite Shower Room
- Lift Access & Secure Buzzer Intercom Entry System
- Potential For Secure Underground Parking

Located in the heart of Norwich City Centre this property provides an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property can be found within this riverside development where parking can be made available through further arrangements at a monthly fee. A secure buzzer and intercom entry system allows for privacy and security at the front of the property with the foyer opening up towards both stair and lift access with the property being found upon the fifth floor.



THE GRAND TOUR

Once inside the property is incredibly well decorated and presented by the current owners with a flawless finish through every living space. The central hallway grants access to all living accommodation where initially a handy utilities cupboard sits to the left hand side with plumbing for white goods and additional storage space directly ahead. Two well proportioned double bedrooms are on offer with the larger to the right hand side measuring an impressive 16' in length with a near floor to ceiling uPVC double glazed window at the end of the room. A similarly sized bedroom sits just next door however benefits from an ensuite shower room comprising modern tiling with a tall heated towel rail. Slightly further down the hallway a three piece family bathroom suite can be found with matching modern tiling. This space features a shower head and glass screen mounted over the bath with wall mounted heated towel rail.

The main living area comes at the very end of the hallway in the form of an impressively sized dual aspect living space. This room comprises the sitting and dining room as well as the kitchen with multiple near floor to ceiling double glazed windows allowing natural light to flood the space. The kitchen sits directly to the right hand side where a mixture of wall and base mounted storage units are finished with a high gloss aesthetic where wood effect work surfaces give way to integrated appliances which include an oven and hob with extraction above, tall fridge, freezer and dishwasher. The flooring then opens up beyond this to leave room for both a sitting and formal dining room suite with a potential choice of layouts being available for potential owners. Courtesy of the open size, the flat itself is perfectly positioned to encapsulate the views of the neighbouring River Bure with distant views out over towards Trowse woods and neighbouring Whitlingham Broad with a balcony seating area perfectly positioned to enjoy both of these.

FIND US

Postcode : NR1 1GS

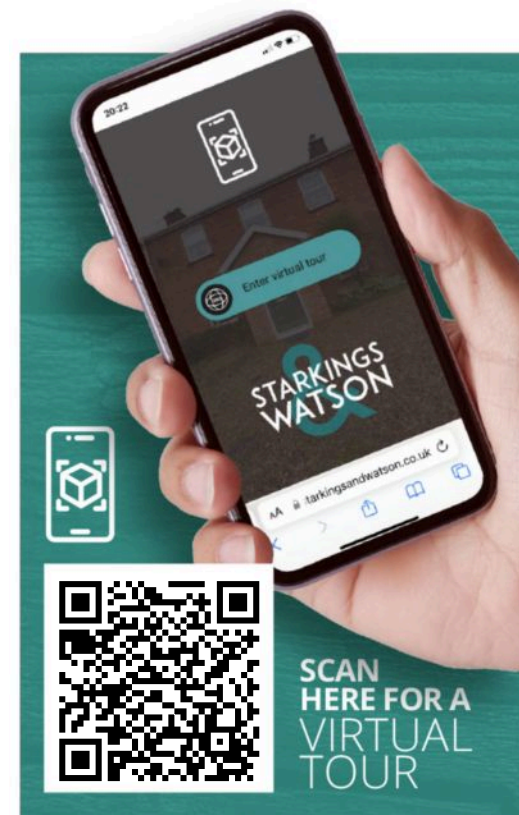
What3Words : ///puddles.fixed.corn

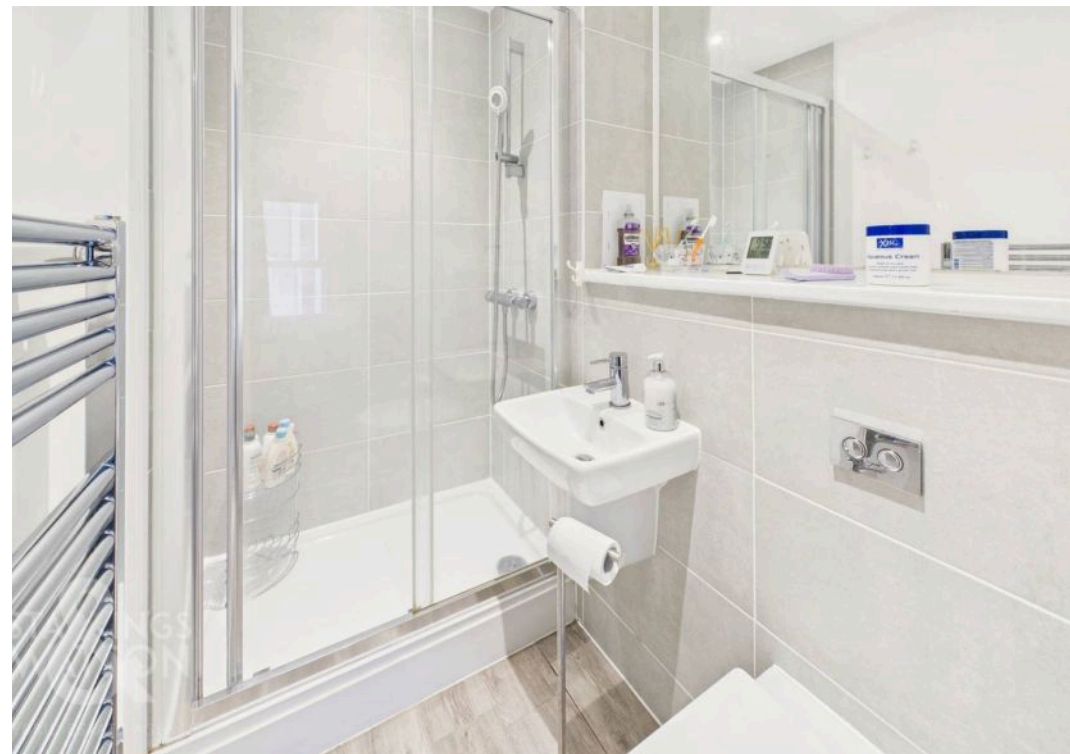
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a Leasehold basis where the remaining term is 143 years with a monthly charge of £140 to cover service charges and ground rent. the current owner rents a parking space which is found underneath the block of flats in a secure space for £85pcm.

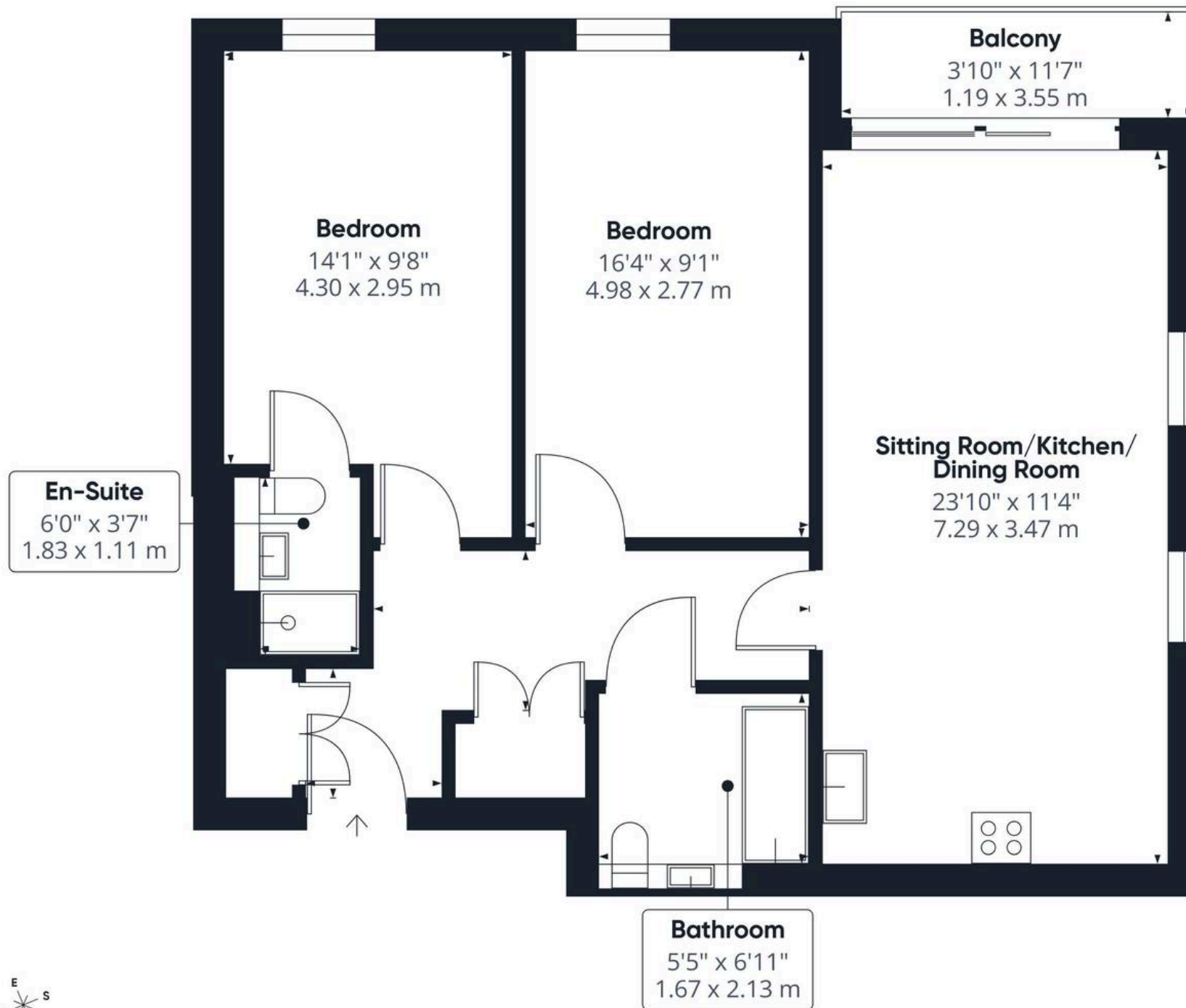




THE GREAT OUTDOORS

The property does not offer any private gardens however is walking distance from all amenities and public transport links.





Approximate total area⁽¹⁾

756 ft²

70.2 m²

Balconies and terraces

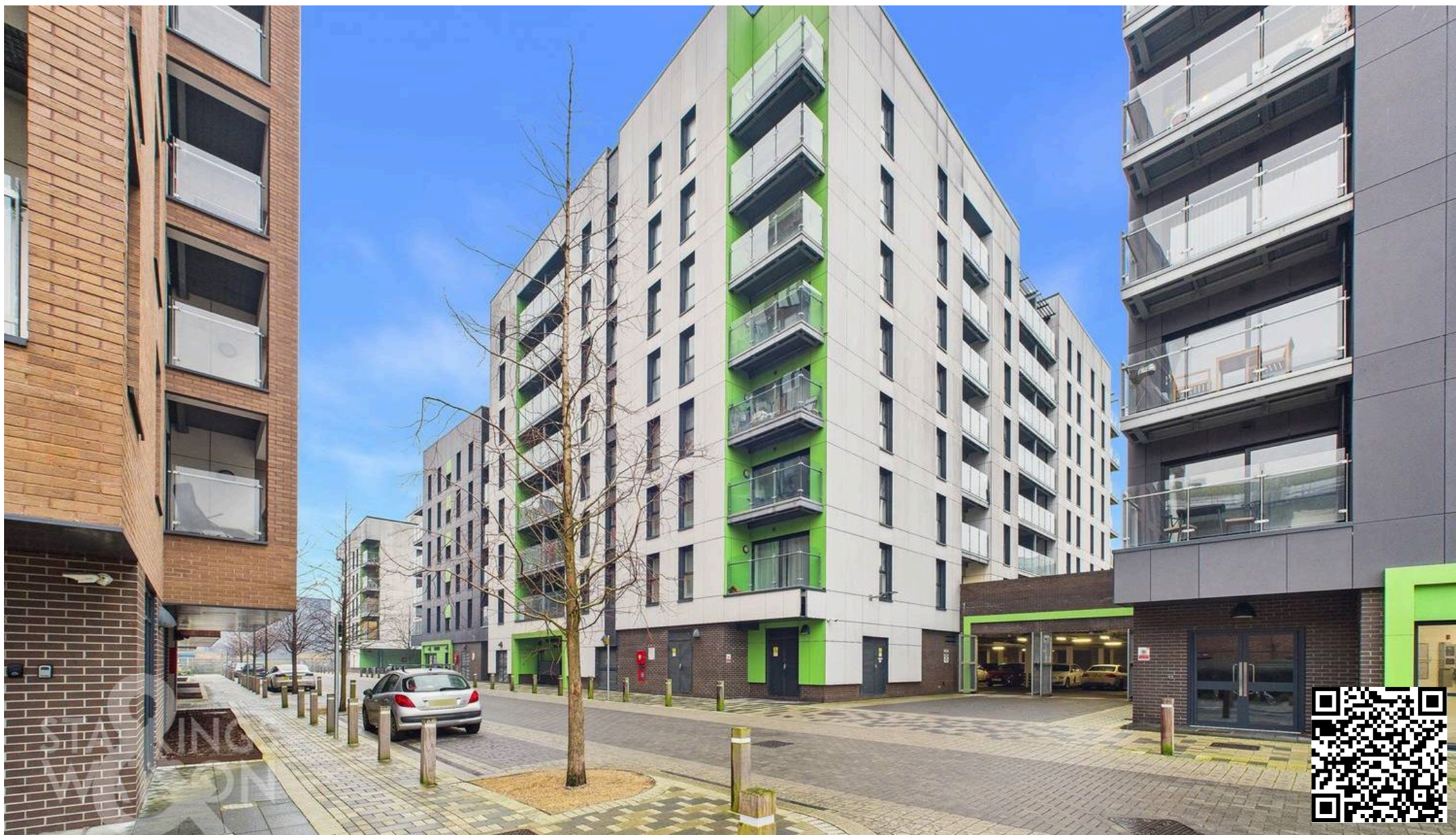
45 ft²

4.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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